



4606 26 Avenue S
Lethbridge, Alberta

MLS # A2134874



\$429,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	948 sq.ft.	Age:	2022 (2 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to The "CRUZ", Bungalow living with the freedom of no condo fees to deal with. Located in a quiet Cul-De-Sac, this home is perfect for that individual or couple that wants their own space to enjoy. Bright open living area, quartz counter-tops, modern fixtures, electric fireplace in the living room, tall ceilings and large windows for extra light. Convenience of laundry on the main floor. Basement is undeveloped. Discover the charm of 4606 – 26th Ave S, where modern design meets thoughtful details. The kitchen showcases white shaker cabinetry, white quartz countertops, and a white subway tile backsplash. Matte black plumbing fixtures and lighting add a sophisticated contrast. Blonde oak laminate flooring throughout the main floor offers warmth and style, while the electric fireplace in the living room creates a cozy ambiance. A custom built-in bench at the front entry adds a welcoming touch. The bathroom features luxurious shower wall tiles. The built-in dry bar in the dining and living area is perfect for entertaining. The spacious primary suite includes a 3-piece ensuite and a walk-in closet. This home perfectly blends modern elegance and functional design. NHW. Home is virtually staged